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Minutes  
Regular Meeting  
February 25, 2015

Present: Mayor Pro-Term Jeff Turek, Councilmen Garth Nisson, Kress Staheli, Thad Seegmiller, Ronald Truman, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Leisure Services Director Barry Blake, Events Coordinator Dustin Halterman, Audience: Mori Kessler, Cody Roberts, Don Trotter, Roberta Trotter, Mari Smith, Derk Iverson, Kayleen Bundy Greg Whitehead, Tyler Hoskins, Kent Abegglen, Karl Larson, Dwight Iverson, Sherrie Reeder, Ryan Robison, Nick Holt, Chelsea Holt, Mark Chipman, Joan Chipman, Helen Esplin, Glen Esplin, Megan Gibson, Blair Gibson, Brenda Studley, Matthew Woolley, Ryan Woolley, Katie Woolley, Heidi Maclellan, Kati Swindlehurst, Jordan Swindlehurst, Nicole Kimzey, Kyle Kimzey, Kelly Blake, Mariella Henrie, Brandee Walker, Harold L. Studley, Marland James, Rae Ellen Massa, Vince Massa, Dennis Gibson, Bob Sandberg

Meeting commence at 6:00 P.M.

Excused: Mayor Kenneth F. Neilson

**Invocation:** Councilman Staheli

**Pledge of Allegiance:** Councilman Nisson

**1. APPROVAL OF THE AGENDA**

Mayor Pro-Tem Turek noted Item 11 has been asked to be removed by Mayor Neilson.

*Councilman Seegmiller made a motion to approve the agenda with the removal of Item 11.  
Councilman Staheli seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

**2. ANNOUNCEMENTS**

None

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

None

**4. CONSENT AGENDA**

**APPROVAL OF MINUTES:** Consideration to approve the minutes from the City Council Meetings of 01/13/15, 02/10/15 and 02/11/15.

Removed

**5. SPECIAL EVENTS**

**A. Consideration to approve a Special Event for “Cotton Days” events held at various locations throughout the City held from April 25 - May 2, 2015. Washington City Event Coordinator, Dustin Halterman**

*Councilman Truman made a motion to approve a Special Event for “Cotton Days” events held at various locations throughout the City held from April 25 - May 2, 2015. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

**B. Consideration to approve a Special Event for “Veterans Day” in the Veterans Park on November 11, 2015. Washington City Event Coordinator Dusting Halterman**

*Councilman Seegmiller made a motion to approve a Special Event for “Veterans Day” in the Veterans Park on November 11, 2015. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

**C. Consideration to approve the Dead or Alive 5K/10K on the Cottonwood - Virgin River Trail on October 10, 2015. Washington City Event Coordinator Dustin Halterman**

*Councilman Seegmiller made a motion to approve the Dead or Alive 5K/10K on the Cottonwood - Virgin River Trail on October 10, 2015. Councilman Truman seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

## **6. STREET CLOSURE**

### **A. Consideration to close the designated Parade Route for the Cotton Day's Parade on April 25, 2015. Washington City Event Coordinator Dustin Halterman**

*Councilman Seegmiller made a motion to approve the closure of the designated Parade Route for the Cotton Day's Parade on April 25, 2015. Councilman Truman seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

### **B. Consideration to close the designated Parade Route for the Veterans Day Parade on November 11, 2015. Washington City Event Coordinator Dustin Halterman**

*Councilman Seegmiller made a motion to approve the closure of the designated Parade Route for the Veterans Day Parade on November 11, 2015. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

## **7. PLAT VACATION**

### **A. Consideration to approve a Plat Vacation for Kennsington Subdivision located at approximately 3930 South 400 East. Applicant: Robert Smith and Steve Kemp**

Community Development Director Drew Ellerman reviewed:  
The applicant is requesting approval of a Vacation of "Parcel 1" of the Kennsington Subdivision,

located at approximately 3930 South 400 East. Recently, the final plat for the Steeplechase subdivision was approved by the Planning Commission and City Council. The developer is wishing to record the plat, the county has found that an existing subdivision was already platted in the same place.

With that said, it is necessary to have this older "Parcel 1" vacated so that the Steeplechase project can be recorded. Staff is therefore recommending that "Parcel 1" of the Kennsington Subdivision be vacated as soon as possible.

The Planning Commission unanimously recommended approval of the Vacation of "Parcel 1" of the Kennsington Subdivision to the City Council based on the following findings:

Findings:

1. The vacated parcel 1 is necessary for the recording of a new project within the city.
2. That the vacated parcel 1 is in conformance of the Subdivision Ordinance as outlined.

Councilman Seegmiller clarified the Kennsington Subdivision currently consists of two large parcels.

Community Development Director Ellerman confirmed he was correct.

*Councilman Truman made a motion to approve a Plat Vacation for Parcel 1 of the Kennsington Subdivision located at approximately 3930 South 400 East with the findings of Staff and as recommended by the Planning Commission. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

## **8. PLAT REVISION**

### **A. Consideration to approve a Plat Revision for The Meadows at Stucki Farms Phase 5 to accommodate revised home footprints located at approximately 4800 South Cattail Way. Applicant: Karl Larson**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a revised final plat for The Meadows at Stucki Farms, Phase 5 subdivision, located at approximately 4800 South Cattail Way. This particular subdivision is proposing 11 lots on an area covering 1.824 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Amended Preliminary Plat was approved back on January 14, 2015.

Since the City Council approval of the Final Plat back on January 28, 2015, the applicant has had to revise several of the lots of the plat by adding extra base square footage. The home layouts

did not fit on the previous lot footprints.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

The Planning Commission unanimously recommended approval of the Revised Final plat for The Meadows at Stucki Farms, Phase 5 subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings:**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

**Conditions:**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Note 1 of the General Notes needs to be worded that common areas are to be blanketed with PUE and Drainage Easement, lot lines do not exist as per individual pads.

*Councilman Staheli made a motion to approve a Plat Revision for The Meadows at Stucki Farms Phase 5 to accommodate revised home footprints located at approximately 4800 South Cattail Way with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

**9. ORDINANCES**

**A. Consideration to approve an Ordinance adopting the Washington City Parks & Recreation Master Plan / Impact Fee Facility Plan and Analysis. Leisure Service Director Barry Blake**

Leisure Services Director Barry Blake reviewed:

All questions asked by Southern Utah Home Builders Association have been addressed. They were contacted today as well, to insure there are no additional questions.

Joe Phillips with Sunrise Engineering stated the recommendation to Council would be to leave the Impact Fee as it is at this time. As the impact is reduced, the amount of parks to be implemented would be reduced significantly.

Councilman Staheli asked the current impact fee amount.

Leisure Services Director Blake explained the current Impact Fee is \$4,000.00. The recommendation by the plan would be to increase the impact fee to \$4,685.00. However, Staff is proposing to leave the current fee in place. The reduction would reduce the number of parks to be construction, but would maintain the current level of service provided by Washington City.

Councilman Staheli asked if there were any revisions to the Master Plan since the previous discussion.

Mr. Phillips stated they incorporated the changes as previously discussed by Council.

Councilman Truman stated he understands the numbers do not include the private parks, as well as the open area, which surrounds the Southern Utah Area. He was under the impression we would be able to reduce the Park Impact Fee due to the other Impact Fee being increased.

Leisure Services Director Blake stated if Council wishes to reduce fee, it would be at their discretion. However, the level of service would be reduced.

Councilman Staheli commented there are not any parks or trails along the Washington Bench, as previously discussed. He does not see any included in the plan either.

Leisure Service Director Blake stated there would be parks and trails further south on the east side of Washington Fields. He has looked at areas where there are potential areas for park, which are still under consideration. One of the main objectives for trails would be to go to the east toward Sandhollow Reservoir.

Councilman Seegmiller asked if obtaining the canal easement and constructing a trail would be impact fee eligible.

Leisure Services Director Blake confirmed it would be.

Mari Smith with Southern Utah Home Builders Association thanked Staff for addressing their concerns. The Public Safety was a new Impact Fee, which the developers were not paying previously. There were indications the Parks Impact Fee could possibly be reduced to accomodate. They would like to see the fee reduced tonight. These cost would be passed on to the homeowners, which affects home affordability. However, the developers and builders are happy to pay their share.

Councilman Truman stated he would like to see a possible \$300 reduction.

Councilman Staheli stated he is concerned we have the ability to meet our bond requirements. Some communities do not fund their parks entirely through impact fees, but rather bond for those fees. He would like to ask how the reduction would affect the overall plan.

Leisure Services Director Blake stated if the fees are reduced \$300, it would most likely reduce the plan by 25%, as it is an overall \$1000 reduction of the proposal. We would not be able to complete what the plan shows. We would be able to complete the Sullivan Park, but beyond this construction, time would tell, based on the building permit sales.

Councilman Seegmiller stated the unknown factor is the building permits. As long as we have enough fee calculated to cover our existing fee obligations, which is the key.

Mayor Pro-Tem Turek commented the only concern would be if growth reduces, and the fee is reduced then we have doubled our problems. Part of the draw to our community is the quality of life. However, in the overall perspective of a \$250,000 home, \$300 is not going to be a large concern.

Councilman Truman recommended moving forward with an impact fee of \$3,700 which would reduce the actual fee we have now by \$300.

City Manager Roger Carter stated the plan puts our park in a planning horizon. We need to move forward now, regardless of the amount of the fee recommended by the Council.

*Councilman Truman made a motion to approve an Ordinance adopting the Washington City Parks & Recreation Master Plan / Impact Fee Facility Plan and Analysis with the Impact Fee amount of \$3,700. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Nay</i> |

## **10. PUBLIC HEARINGS AND RELATED ORDINANCES/RESOLUTIONS**

**A. Public Hearing for the consideration to approve the vacation of a 33-foot platted roadway, located at approximately at 2600 S. Washington Fields Road.  
Applicant: Glen Esplin and Melvyn Harmon**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval for the abandonment of platted roads in an undeveloped area, located at approximately 2600 South Washington Fields Road. The applicants are wishing to abandon thirty-three foot (33') wide platted roadways that currently run through farmed fields.

The platted roadways would not meet our current city standards, nor does the city have any need to keep them as recorded/platted roadways. Thus the adjoining property owners are wishing to have the roadways abandoned and turn back into their ownership.

Staff has reviewed the requested proposal, and finds no reason to object to the request, only asking that any future development meet the access management requirements as it relates to these two properties.

The Planning Commission unanimously recommended approval of the Street Abandonment as outlined in the exhibit, located at approximately 2600 S. Washington Fields Road, to the City Council.

\* No public comments were made.

*Councilman Seegmiller made a motion to close the public hearing. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

**B. Consideration to approve an Ordinance Vacating a 33-foot platted roadway, located approximately 2600 S. Washington Fields Rd.**

*Councilman Seegmiller made a motion to approve an Ordinance Vacating a 33-foot platted roadway, located approximately 2600 S. Washington Fields Rd. Councilman Staheli seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |
| <i>Mayor Pro-Tem Turek</i>   | <i>Aye</i> |

**C. Public Hearing for the consideration to approve a Zone Change application Z-15-01, requesting to change the present zone from R-1-12 (Single Family Minimum 12,000 sq. ft. lots) to C-1 (Community Commercial) zone, located at approximately 2000 S. Washington Fields Road.. Applicant: Greg Whitehead**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 3.07 acres, located approximately at the Southwest corner of 2000 South and Washington Fields Road. The requested change is from the current zoning of Single-Family Residential - 12,000 square foot min. (R-1-12) to a proposed Community Commercial (C-1) zoning designation.



The General Plan Land Use Designation for this location is Neighborhood Commercial (NCOM), with Low Density Residential (LD) to the north, east, west and south. The surrounding zoning to this parcel is R-1-12 to the west, R-1-10 to the north, east, and south.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Requirements.

The Planning Commission, by a vote of 3-2, recommended approval of Z-15-01, for the zone change request from R-1-12 ( Single Family Residential - 12,000 sq. ft mim.) to C-1 (Community Commercial), to the City Council, based on the following findings.

Findings:

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Greg Whitehead stated the ownership has changed since his previous application. The parcel has been master planned commercial. This application would come before Council as a Conditional Use Permit, which would be heavily scrutinized. First and foremost, his concern would be safety. The major concern was not funneling traffic through the residential area. They would be implementing a right turn-out only, so as not to allow for traffic to flow through Kay's Circle. A third party traffic study was completed, to ensure there would be a safe traffic environment. There would be a small convenience store with two to three gas pumps. They are sensitive to lighting for the surrounding neighbors. He has spoken with other residents living near conveniences / gas stations, and none of those residents had any negative comments.

Mayor Pro-Tem Turek stated he is concerned about the traffic on 600 East. There is an issue currently, with traffic stacking.

Mr. Whitehead stated he would like to have his traffic engineer address those traffic concerns. There are many ways to mitigate potential issues.

Councilman Truman stated he has a fundamental issue putting commercial property adjacent to residential homes. It is not conducive to the type of use people want in their backyard.

Mr. Whitehead stated the current master plan shows this parcel as community commercial. However, he does not anticipate seeing the property values going down. He has tried to visit with the neighborhood, to address their concerns. This parcel is separated by roads, as opposed to solely block walls. Regardless if the property stays residential, or goes to commercial, there will be increased traffic on 600 East. The benefit to the commercial would be most of the traffic would be funneled onto Washington Fields Road.

Councilman Seegmiller asked what the zoning designation is for the Nisson parcel as well as the Adams. It is difficult for all of us residents to accept the used to be an agricultural area. The parcel has become a premier corner for our commercial endeavors. If we do not find a way to work with property owners to allow for development, we will have the same issues we have had

in the past, where individuals choose to go to St. George, or they choose to not annex.

Kati Swindlehurst stated her home faces 600 East. She has read the General Plan as well as the goals and objectives. She feels this would be like a leapfrog commercial development. She has never had the developer talk with her, and she uses 600 East frequently. There are issues with traffic already. She is concerned about her quality of life. She stated she is not totally against the commercial, but the overall proposal. She wants to know the basic questions of lighting, landscaping, and security. There was a study done, which shows crime increases in small commercial areas.

Councilman Seegmiller asked what type of commercial would she feel is acceptable.

Ms. Swindlehurst stated she just wants to be included in the decisions.

Councilman Seegmiller stated the process does include the residents. The request tonight is to formalize the request into a zone. However, the request beyond the zone would still include the surrounding property owners.

Ms. Swindlehurst stated she is concerned about crime.

Councilman Seegmiller asked if she feels the crime level is higher in residential neighborhoods where convenience stores are located.

Ms. Swindlehurst stated she feels it is.

Councilman Truman stated the first point is the master plan, which shows one little island of commercial surrounded by residential.

Marlena James stated she started the petition, and got 55 names. There is not one person in favor of this request. She would like to ask Council protect their neighborhood. She does not feel it makes any sense for the one area.

Nicole Kimzey commented Council has been elected to represent the views of the people. All of the residents in the neighborhood are against this parcel becoming commercial. Washington Fields is all residential, and has an ambiance because there is no commercial. There are places in Washington Fields, which will be backing against St. George, and they are going to be adjacent to commercial, but they knew this because it was against the border. She does not feel the traffic study is accurate because nobody has 10 trips in a car everyday per house. She reviewed the health research that living within 300 feet of a gas station causes cancer.

Councilman Seegmiller stated he has an issue with internet research for health statistic.

Councilman Truman stated he does appreciate all of the public input. However, the Council cannot make their decision based on public clamor. The decision has to be based on what is best for the City. However, they do appreciate the attendance at the meeting tonight.

Mayor Pro-Tem Turek commented when he goes into schools and speaks, one of the key factors

is for residents to attend at the master plan phase, because that is when the future of the City is laid out.

Ryan Robison asked when the last master plan meeting took place.

Councilman Seegmiller stated he believes the master plan is updated every 5 years.

Councilman Staheli stated the parcel immediately south is master planned commercial, was rezoned AP, and then came back again and was rezoned residential.

Mr. Robison stated the Planning Commission were going to conduct meetings to determine what residents want commercial to look like in the Washington Fields Area.

Mayor Pro-Tem Turek stated they have had some meetings, and are still moving forward.

Mr. Robison stated he would like to wait to zone any commercial until those guidelines are in place. He feels we are trying to make something fit that does not. There is going to be a lot of traffic going in and out of the gas station. This would impact his entire neighborhood, and not only the residents who have received letters.

Councilman Seegmiller stated the distance for mailing is based on a City Code.

Karen Blake stated she lives in the Nichols Peak Subdivision. If the zone change is passed, would someone be able to propose anything? Is it opened up for anything.

Councilman Seegmiller stated right now someone could come in and proposed anything that fits in the current zone of R-1-12. If the C-1 zone were to be approved, an applicant could request anything, which fits in the C-1 zone.

Ms. Blake stated they presented themselves to the Planning Commission, but she felt she was overlook. People approved a C-1 zone so they could purchase a loaf of bread. The Planning Commission did not hear them, and if a conditional use permit is requested, they would be able to make a decision without Council approval. The Planning Commission is not accountable to the citizens because they are appointed by the Council and not elected.

Councilman Staheli stated the Planning Commission does look at things more black and white. As far as conditional use permit, they are the authority.

Ms. Blake stated they gave the facts to the Planning Commission, and she felt they were completely overlooked. If this is approved to C-1, then the residents have lost, because the owner can build whatever they choose. If they had something with less traffic, with no entrance into their subdivision, it would be possible.

Councilman Truman stated the issue is they cannot approve a design at the zone change request. Right now, we are looking only to see if commercial is appropriate at this location.

Ms. Blake asked if they could come to whatever meeting is being held for the building.

Councilman Seegmiller stated they could certainly come and give input.

Kayleen Bundy commented tanker trucks for fueling a gas station would have a difficult time getting in and out of this location.

Blair Gibson stated the area was all zoned residential at the time the homes were built. These homes were vested as residential area. If this area was commercial then the property should be walled off, and the traffic should not be allowed in the residential. All of the other gas stations in Washington City have access on main roads and not in residential.

Tyler Hoskins stated he is with Jones and Demille Engineering. He did a traffic study based on this site being a gas station. However, we do not know if a gas station is what would be approved. Statically, trip generations for homes are 10 per day on average, but this is not necessarily going to make any difference, until such time a development is requested. There will be a traffic light placed on 2000 South and Washington Fields Road in the near future as well, which is going to make a difference on the traffic. If the City feels 600 East is a detriment to the property, then this access could be removed completely. There are two access points on the property off of Washington Fields Road. They are sensitive to the residents, and to the children who live within the development. Unfortunately, there are very few individuals who would be willing to have a home on this corner.

Kent Abegglen commented at the Planning Commission meeting it was indicated the 600 East entrance did not meet the distance requirements. If the access is an issue, a commercial development is not going to thrive in this area. He feels there are many people who like to live on the road, so the argument of nobody wants to live on this busy road is a misconception. He feels a commercial area should have a buffer between commercial and residential.

Jill Fullmer stated she lives in Desert Meadows. She agrees with the traffic issues. However, if everyone around the proposal is not willing to go to the business, she does not see how it would be successful.

Mayor Pro-Tem Turek commented everyone feels down the road is a great place for commercial. However, those people who are just down the road, most likely feel the same as those residents here tonight because it is in their backyard.

Don Trotter stated he lives in Desert Meadows. Listening to what others have said, this is not a good fit for the area. He feels if homes are there, people will purchase them. Commercial property will change the quality of life in Washington Fields.

*Councilman Truman made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |
| <i>Councilman Staheli</i>    | <i>Aye</i> |
| <i>Councilman Truman</i>     | <i>Aye</i> |

**D. Consideration to approve an Ordinance adopting Zone Change request Z-14-01, to change present zone from R-1-12 to C-1 zone.**

Councilman Seegmiller stated he appreciates all of the attendance here tonight. He is a longtime resident of Washington City, and wishes all of the fields would remain fields. Unfortunately, that is no longer the case.

Councilman Truman stated he has always seen this area being commercial as an inappropriate fit. It is an island of land, and does not really fit with anything. His view would be this should stay residential.

Councilman Staheli stated the request here tonight is for a zone change request from residential to community commercial. He did review the traffic study, which shows this would pass. However, he has looked at the traffic patterns. A General Plan is just that, a General Plan. The way this area is developing, would lead him to believe commercial is not the best location for this area.

*Councilman Truman made a motion to deny an Ordinance adopting Zone Change request Z-14-01, to change present zone from R-1-12 to C-1 zone based on it not being conducive to the health safety and welfare of the community, along with property value issues. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

|                       |     |
|-----------------------|-----|
| Councilman Nisson     | Aye |
| Councilman Seegmiller | Aye |
| Councilman Staheli    | Aye |
| Councilman Truman     | Aye |
| Mayor Pro-Tem Turek   | Aye |

**11. DEVELOPMENT AGREEMENT**

**A. Consideration to approve a Development Agreement between Boiling Springs Ecoseum and Desert Preserve on property located approximately 305 W. Buena Vista Boulevard. Nikki Warmer**

*Removed*

**12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE**

Councilman Seegmiller stated he made his report at the Workshop Meeting. There will be a meeting next week for a County Recycling Program. He will be representing the Council position to have an opt-out options.

**13. CITY MANAGER REPORT**

City Manager Roger Carter stated the 3090 South stormwater project is moving forward. The

3950 is out to bid now. The 2000 south light will go out to bid in March. The Southern Parkway connection will be complete soon. The Merrill Road extension will begin soon, and will eventually tie in with Lost Ridge Drive.

**14. ADJOURNMENT**

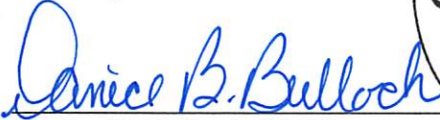
*Councilman Truman made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

|                              |            |            |
|------------------------------|------------|------------|
| <i>Councilman Nisson</i>     | <i>Aye</i> |            |
| <i>Councilman Seegmiller</i> | <i>Aye</i> |            |
| <i>Councilman Staheli</i>    | <i>Aye</i> |            |
| <i>Councilman Truman</i>     | <i>Aye</i> |            |
| <i>Mayor Pro-Tem Turek</i>   |            | <i>Aye</i> |

*Meeting adjourned at 8:09 P.M.*

Passed and approved this 11th day of March 2015.

Attest by:

  
Danice B. Bulloch, CMC  
City Recorder



Washington City

  
Kenneth F. Neilson, Mayor